

*9.1 Design Criteria***9.1 DESIGN CRITERIA**

The streetscape plans and sketches for Holcombe/Old Spanish Trail corridor are representative of the quality of landscape treatment proposed for the corridor. Partial detailed site plans of key locations throughout the corridors are identified at a scale large enough to view the proposed landscape improvements. Key areas were explored with sketch and photo rendering techniques used to further identify the potential landscape improvements in the public right-of-way. Although these recommendations do not extend to private development, several examples have been included that reflect how the private landowners can incorporate these guidelines to create a dynamic and attractive street frontage.

The streetscape along the Holcombe/Old Spanish Trail corridor will be distinguished from the Elgin and Blodgett Streets by the use of different plant materials, light fixture color and type, signage design and materials, special paving material, and the use of corridor specific banners.

The consultant team has developed color palettes and materials schemes which will form the basis for future design considerations. The Holcombe/Old Spanish Trail corridor proposals include a predominant red and orange color scheme. Brown colored stone will be used for signage walls and red/orange ceramic tile accent patterns will be used on walls, benches, and trash receptacles. The proposals contained within this report are meant to be the first step in the revitalization of the corridor. It is intended that the proposals and recommendations would be modified as needed for future use as funds become available for landscape development.

The priorities based upon the community input for the development of the landscape along Holcombe/Old Spanish Trail as illustrated within the streetscape plans, are as follows:

- 1) Repair and/or replace broken sidewalks and access ramps.
- 2) Improve the quality and quantity of street lights along the corridor.
- 3) Improve bus shelter facilities and service.
- 4) Provide low maintenance street trees and landscaping for shade along the street edge.
- 5) Provide special crosswalk paving designations at major intersections.
- 6) Provide wayfinding signage systems for directional, historical, and cultural uses.
- 7) Develop medians with simple, easy to maintain landscaping materials.
- 8) Provide public art (local artists) that integrates art into the development of signage and paving patterns.
- 9) Build upon the cultural and historical quality of the neighborhood and existing structures.

Please reference the URBAN DESIGN GUIDELINES section of this report for further explanation of the process that has provided the background for the development of the streetscape design plans for the Holcombe/Old Spanish Trail Corridor.



## 9.2 Interchange Streetscape Plan (OST/Hwy. 288)

**PROPOSED LANDSCAPE IMPROVEMENTS**

- Improved Sidewalks And Access Ramps
- Quality Street Lighting
- Street Trees
- Screening Of Service Areas And Parking Lots
- Special Crosswalk Paving At Major Intersections
- Way Finding Signage System (Directional, District, Historical Street)
- Public Art
- Pedestrian Furniture And Seating Areas
- Improved Bus Service And Facilities



*9.3 Holcombe/OST Partial Streetscape Plan (Hwy. 288 To Peerless)***PROPOSED LANDSCAPE IMPROVEMENTS**

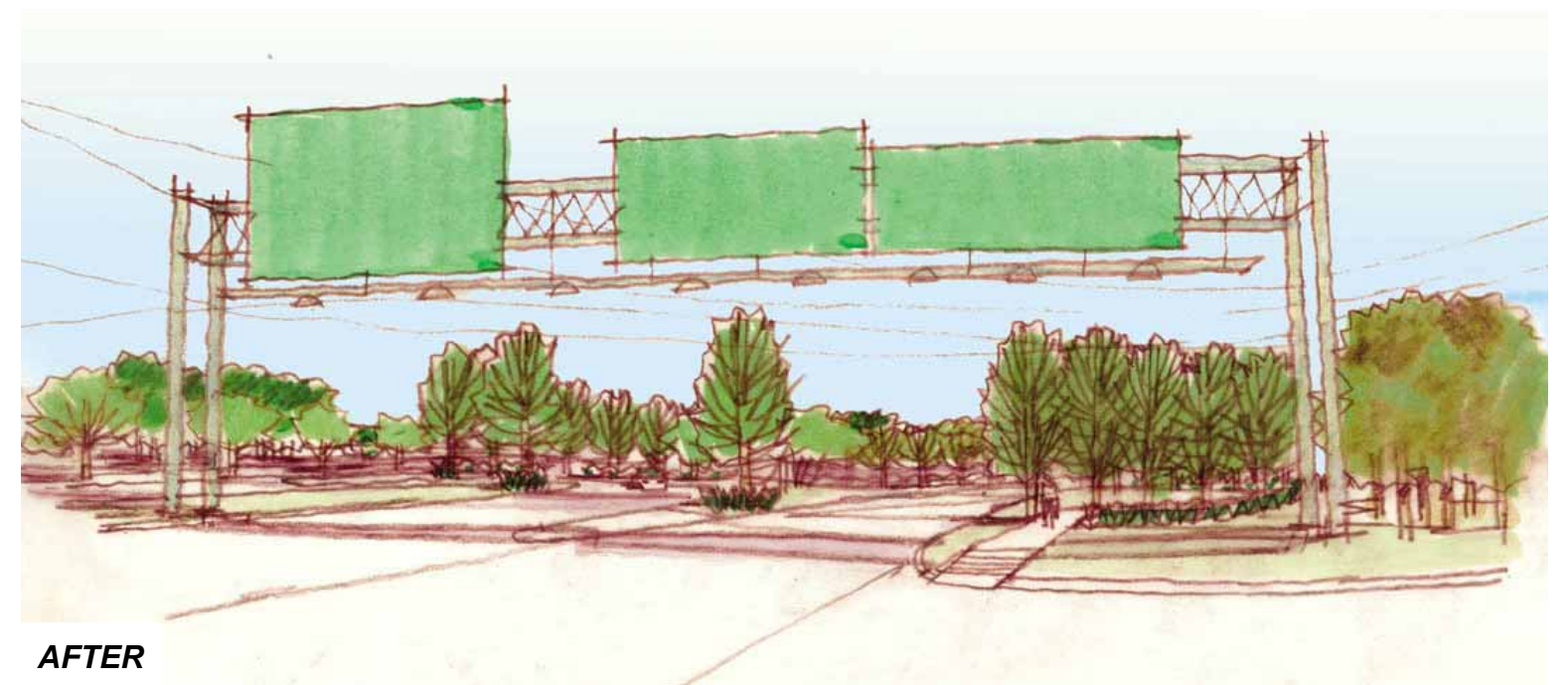
- Improved Sidewalks And Access Ramps
- Quality Street Lighting
- Street Trees
- Screening Of Service Areas And Parking Lots
- Special Crosswalk Paving At Major Intersections
- Way Finding Signage System (Directional, District, Historical Street)
- Public Art
- Pedestrian Furniture And Seating Areas
- Improved Bus Service And Facilities







BEFORE



AFTER

A. OST AT HWY. 288 INTERCHANGE LOOKING TOWARD WEST



BEFORE

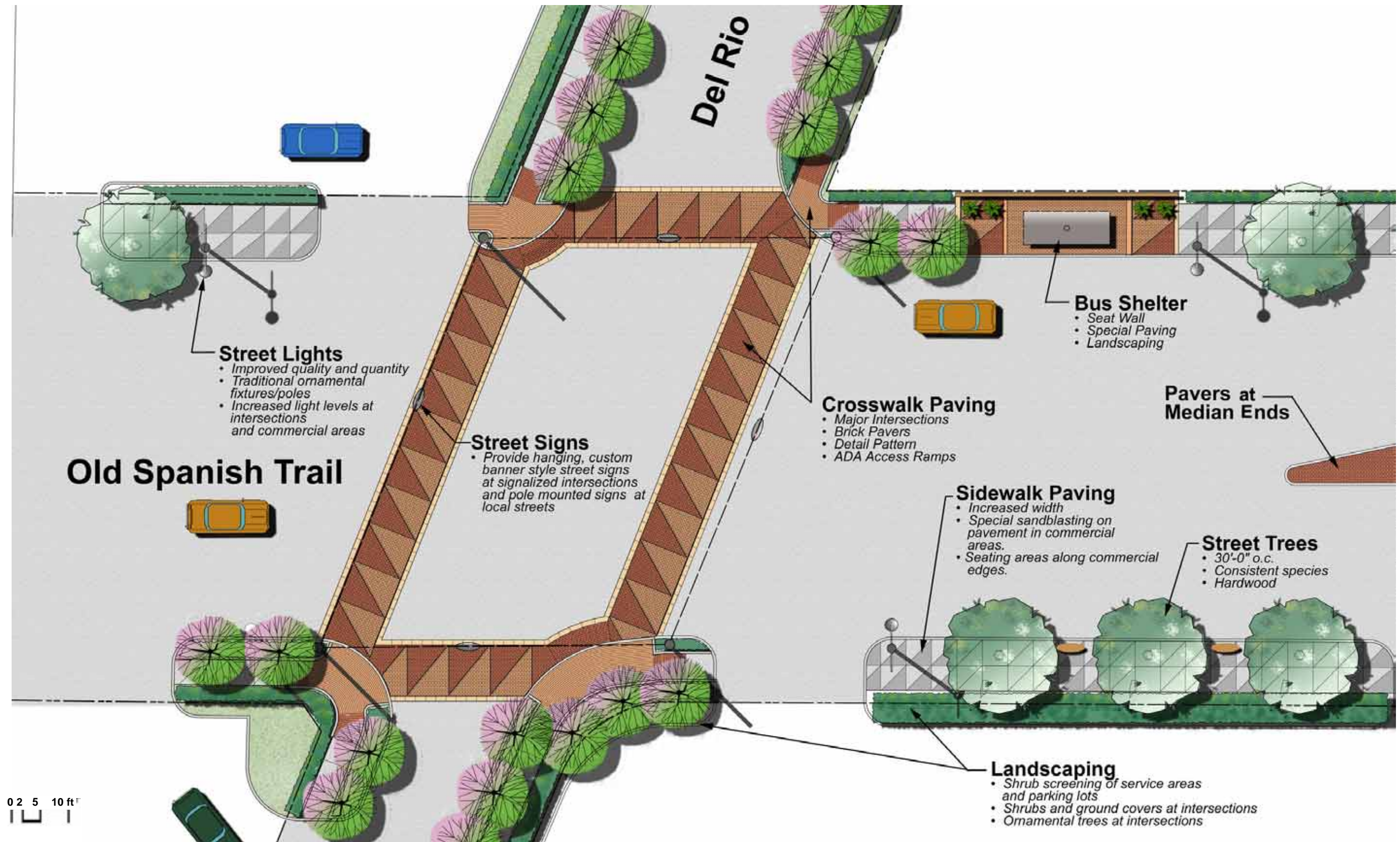


AFTER

B. OST AT HUTCHINS LOOKING TOWARD EAST



## 9.5 Holcombe/OST Major Intersection Design







DISTRICT  
SIGN WALL

NEIGHBORHOOD  
SIGN WALL

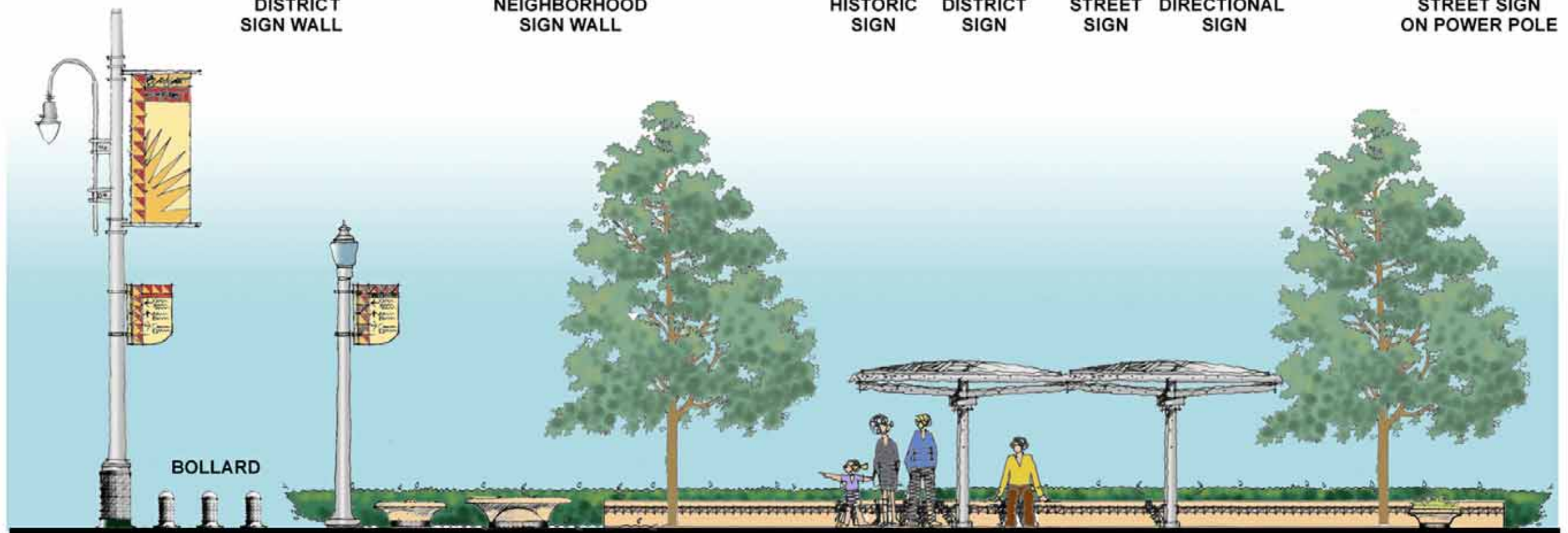
HISTORIC  
SIGN

DISTRICT  
SIGN

STREET  
SIGN

DIRECTIONAL  
SIGN

STREET SIGN  
ON POWER POLE



BOLLARD

BENCHES

BUS STOP

ORNAMENTAL POT



STREET LIGHT  
W/ BANNER &  
DISTRICT SIGN

PEDESTRIAN  
STREET LIGHT  
W/ DISTRICT SIGN